

# 15 Heritage Coast House,

Ogmore By Sea, Vale Of Glamorgan, CF32 0PR

Watts & Morgan



# 15 Heritage Coast House, 100 Main Road,

Ogmore By Sea, Vale Of Glamorgan, CF32 0PR

## Guide price: £350,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An immaculate, two bedroom ground floor apartment with own terrace from which to enjoy the great, open, south westerly views over the protected heritage coast and across the Bristol Channel to the North Devon, available with no onward chain. Entrance hall, living-dining room and adjoining kitchen enjoying views onto the Bristol Channel. Largest bedroom with en suite bathroom, second bedroom and shower room. Parking for two cars, landscaped communal gardens and first floor decked balcony.

EPC rating: TBC







### Directions

Cowbridge Town Centre – 9.7 miles

Cardiff City Centre – 22.4 miles

M4 J35 Pencoed – 8 miles


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# Summary of Accommodation

## About the property

From the communal hall, a timber and glazed door into 15 Heritage Coast House. The entrance hall has a door leads into the family living-dining room. It continues to an inner area off which the two bedrooms and the shower room are located. Providing ample space the living-dining room is an adaptable space offering great flexibility. A sliding patio door leads to the south-westerly facing terrace; a second window overlooks the same. An open, square arch links to the kitchen-breakfast. This well considered space is fitted with a range of storage units and matching central island / breakfast bar. Appliances, where fitted, are to remain include oven & grill; four ring induction hob with an extractor hood over, a washer/dryer and fully integrated fridge freezer and dishwasher

The largest bedroom is a spacious double room with built-in wardrobes running to one wall. Its own en suite includes a three-piece white suite with bath, basin and WC. Bedroom two is a second well-proportioned room with window to the side elevation. The separate shower room has been fitted with a three piece suite comprising a shower cubicle, hand basin and WC.

## Additional information

Leasehold. 999 years from 2005 (974 years remaining). Service charge: c £1600 per year. The owners of each property hold a 1/15th share of the Freehold.

Mains electric, water and sewerage connect to the property. Electric heating. Council tax: Band F

## Garden & Grounds

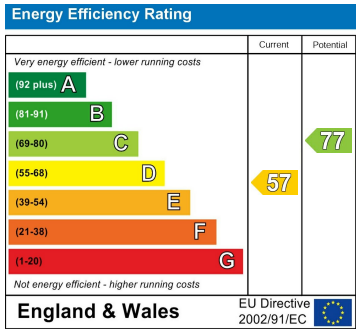
Apartment 15 Heritage Coast sits in a superb location enjoying a south westerly aspect . It features its own terrace, enclosed by a glass and steel balustrading and offers ample space for outdoor entertaining and dining with outstanding views over the Heritage Coast onto the Bristol Channel. This terrace is accessed from the living-dining room and is also overlooked by the kitchen.

From Main Road, a sloping drive leads, via remote controlled entrance gates, to the parking area. There are two designated parking spaces for no 15 and a number of visitor spaces available. A communal balcony accessed at the first floor provides seating for those who want to enjoy the panoramic sea views and common land. In addition, there are surrounding landscaped gardens enclosed within the complex and a secure storage area for each apartment.




Total area: approx. 81.4 sq. metres (876.4 sq. feet)




Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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